



City of Alexandria, Virginia
Department of Planning & Zoning

SPECIAL USE PERMIT CERTIFICATE

Article XI, Division A, Section 11-510 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia requires that you display this Special Use Permit in a conspicuous and publicly accessible place. A copy of the list of conditions associated with the special use permit shall be kept on the premises and made available for examination by the public upon request.

Special Use Permit #2017-0034

Approved by Planning and Zoning: May 25, 2017

Permission is hereby granted to: CCBCC, LLC

to use the premises located at: 5401 Seminary Road (5188 Dawes Avenue)

for the following purpose: see attached report

It is the responsibility of the Special Use Permit holder to adhere to the conditions approved by City Council. The Department of Planning and Zoning will periodically inspect the property to identify compliance with the approved conditions. If any condition is in violation, the permit holder will be cited and issued a ticket. The first violation carries a monetary fine. Continued violations will cause staff to docket the special use permit for review by City Council for possible revocation.

5/25/2017

Date

Karl Moritz / AD
Karl Moritz, Director
Department of Planning and Zoning

DATE: 5/25/17

TO: Alex Dambach, Division Chief
Department of Planning and Zoning

FROM: Madeleine Sims, Planner
Department of Planning and Zoning

SUBJECT: Special Use Permit #2017-0034
Administrative Review for Change of Ownership
Use: Parking Reduction
Applicant: CCBCC LLC
Location: 5401 Seminary Road / 5188 Dawes Avenue
Zone: I/Industrial

Request

Special Use Permit #2017-0034 is a change of ownership request of an existing parking reduction from Coca Cola Inc., to CCBCC Operations LLC. CCBCC currently runs the business located at 5401 Seminary Road, which includes a former bottling plant, truck storage building, and 118 space parking lot, as well as the parking lot at 5188 Dawes Avenue. As stipulated in SUP #99-0088 for a parking reduction, Condition #3 requires the operator of the plant to provide a letter annually detailing the parking needs at the facility, including the amount of parking available and number of employees. The most recent letter, dated May 3, 2017, detailed a decrease in the number of employees working out of the facility and in the amount of parking available at the two sites. Though the amount of available parking has decreased staff determined that Condition #3 allows for flexibility in the parking arrangement as long as the amount of available parking meets the need, as well as the demand for parking. Staff has determined that Condition #3, allows for the flexibility in the parking arrangement which is compliant reasonable so long as demand does not exceed the parking capacity. The condition reads:

“The parking arrangement may be adjusted if the report (Condition #2) to the Director of Planning & Zoning can demonstrate that the alternative arrangement can accommodate all employee’s parking needs off-street to the Director’s satisfaction.”

Background

The subject property is two separate lots, 5401 Seminary Road which houses the former bottling facility, a truck storage building and parking lot, and 5188 Dawes Avenue, a parking lot now used exclusively for trucks. City Council approved the rezoning of the western most edge of 5401 Seminary Road from R-12 to I-Industrial and the extension of Dawes Avenue by 50 feet in 1959. In 1960, Dawes Avenue was shifted 12 feet to the south. Building permit #7342 and Variance #489 permitted the construction of the bottling facility at 5401 Seminary Road in 1960 and 1961.

In 1968, 5188 Dawes Avenue was zoned R-12, residential, and City Council approved SUP #724 for the proposed parking lot use. Soon after, Site Plan #68-0012 was approved for the construction of a 270 space parking lot at 5188 Dawes Avenue. In 1970, Site Plan #70-0027 was approved for the construction of a 42,557 square foot truck storage facility at 5401 Seminary Road located immediately east of the existing bottling facility. In 1978, Site Plan #78-025 was approved for a canopy and 1,083 square foot addition to the bottling plant at 5401 Seminary Road.

In 1999, REZ #99-0002 was approved which rezoned 5188 Dawes Avenue and the western most area of the parking lot at 5401 Seminary Road to be zoned I-Industrial. The rezoning covered the parking lots exclusively and established Ordinance #4099 which restricted the usage of the rezoned land for parking purposes only. This rezoning rendered SUP #724 inactive as the parking lot then became compliant with zone standards.

Site Plan #99-0035 was approved for the paving of parking lot at 5401 Seminary Road. City Council approved SUP#99-0088 in 1999 to allow for a technical parking reduction as Coca Cola required a parking arrangement at the time to be made with the neighboring Northern Virginia Community College (NVCC) to meet the legal requirement and demand for parking.

Parking

The existing parking lots are not striped to what they were in SUP #99-0035. As it stands today the available on-site parking is:

	Regulation	Required parking spaces
5401 Seminary Road – Truck Storage Building	8-200 (A) (19) (a): One space per 5,000 square feet of floor area. Building area is 42,300 square feet.	9
5401 Seminary Road - former bottling plant facility	Sec. 8-200 (A) (20) 105,950 square feet of space requires 1.2 parking spaces for every 600 square feet of space.	212
Employee needs	Sec. 8-200 (A) (20) (One parking space for every three employees excluding the first 20.	96
Zoning Ordinance Requirement		317

	Parking available in 1999			Parking available in 2017		
	Seminary	Dawes	NVCC	Seminary	Dawes	NVCC
Trucks	0	90	0	0	90	0
Passenger	123	44	100	117	0	0
Total	123	134	100	117	90	0
Both lots	357			207		

Currently, Coca Cola is required to provide 308 parking spaces for their use, they currently provide 207, which is 101 less than their legal requirement. However, SUP #99-0088 wove flexibility into the conditions allowing for the applicant to demonstrate to staff that their current parking availability meets their need, and thus the parking reduction can expand and contract as Coca Cola's needs change.

Community Outreach

Public notice was provided through eNews, via the City's website, and by posting a placard on the site. Staff notified the Seminary West Civic Association of the change of ownership. Staff has not received any comments from residents or adjacent businesses that would require staff to docket the special use permit for public hearing.

Staff Action

Staff does not object to the change of ownership. Previously approved conditions allow for flexibility in permitting this change of ownership amid a decrease in provided parking. Condition #2 itemizes the available parking at the Coca Cola plant in 1999, the condition continues to allow for the arrangement of parking to change based upon the needs of Coca Cola as demonstrated in a yearly report detailing the parking arrangement.

At the time of SUP #99-0088, Coca Cola was primarily bottling and required more employees to work on site, whereas today many employees are mobile and do not come to the plant. As it can be seen in the table, the shift work of Coca Cola reduces the number of employees on site at any given time. The peak hours, from 10 a.m. to 5 p.m., will see a maximum of 92 employees at the site. The maximum parking need on the site as depicted in Coca Cola's report can be satisfied in the parking lot at 5401 Seminary Road alone.

Time of Day	Employees on Site
2 a.m. – 5 a.m.	42
5 a.m. – 10 a.m.	70
10 a.m. – 5 p.m.	92
5 p.m. – 6 p.m..	25
6 p.m. – 7 p.m.	50
7 p.m. – 2 a.m.	25

Though the parking arrangement has diminished from the SUP #99-0088, staff supports this change of ownership as the applicant has demonstrated it meets the needs of the current operation. Staff hereby approves the Special Use Permit request.

ADMINISTRATIVE ACTION - DEPARTMENT OF PLANNING AND ZONING:

Date: 06/01/17

Action: Approve



Alex Dambach, Division Chief

Attachments: 1) Special Use Permit Conditions
2) City Department Comments
3) Statement of Consent

CONDITIONS OF SPECIAL USE PERMIT #2017-0034

The new owner is responsible for ensuring that the following conditions are adhered to at all times. Violation of any of the conditions may result in fines and/or referral to public hearing by the Planning Commission and City Council.

1. This special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z) (SUP #99-0088)
2. The applicant shall submit an annual report to the Director of Planning & Zoning which provides information on the number of employees at the facility and the parking arrangements. In the event the Director of P&Z determines that the parking being provided is insufficient to meet the parking demand at the site, the Director may docket this special use permit for reconsideration and the City may require that alternative parking arrangements be made, including, if necessary, converting an increased portion of the truck parking lot at 5188 Dawes to passenger vehicle parking. (P&Z) (SUP #99-0088)
3. The parking at Coca-Cola shall include --
 - a) 123 spaces at the Seminary parking lot,
 - b) a maximum of 90 trucks on lot at Dawes Avenue,
 - c) a minimum of 44 passenger spaces at Dawes Avenue,
 - d) at least 100 parking passes at the Northern Virginia Community College parking lot.

The parking arrangement may be adjusted if the report (Condition #2) to the Director of Planning & Zoning can demonstrate that the alternative arrangement can accommodate all employee's parking needs off-street to the Director's satisfaction. (P&Z) (SUP #99-0088)

4. Vans may be parked only in those spaces located on the land zoned industrial prior to approval of the concurrent Rezoning/Master Plan Amendment (REZ/MPA #99-002). These spaces shall be signed on-site in a manner acceptable to the Director of Planning & Zoning as being available for van parking. (P&Z) (SUP #99-0088)
5. Coca-Cola shall require all employees, official site visitors, and all commercial vehicles to be parked only in designated on-site and NVCC parking areas and not on-street, except on Dawes Avenue. (P&Z) (SUP #99-0088)
6. Screening shall be provided along the southern edge of the Dawes Avenue parking lot to the satisfaction of the Director of P&Z. (PC) (SUP #99-0088)

7. **CONDITION DELETED BY STAFF:** ~~No building permits will be approved for the construction of the proposed parking lot at the corner of Seminary Road and Dawes Avenue until such time as the Director of Planning & Zoning approves a minor amendment to the site plan (DSP#99-035) to reflect the changes shown on the plan submitted to the City Council, titled the Euille/Pepper Seminary Parking Lot Plan. (P&Z) (SUP #99-0088)~~
8. **CONDITION ADDED BY STAFF:** The applicant shall encourage its employees and customers to use mass transit or to carpool when traveling to and from work, by posting information regarding DASH and METRO routes, the location where fare passes for transit are sold, and advertising of carpooling opportunities. (P&Z)
9. **CONDITION ADDED BY STAFF:** The administrative permit approved by the director pursuant to this section 11-513 shall be displayed in a conspicuous and publicly accessible place. (P&Z)
10. **CONDITION ADDED BY STAFF:** The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements, and methods to prevent underage sales of alcohol. (P&Z)

STATEMENT OF CONSENT

The undersigned hereby agrees and consents to the attached conditions of this Special Use Permit #2017-0034. The undersigned also hereby agrees to obtain all applicable licenses and permits required for 5401 Seminary Road.



Applicant - Signature

5.25.17
Date

CHARLES W. WILLIAMS
Applicant - Printed

5.25.17
Date

